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How to Complete Your Texas Deed of Trust

Deed of Trust (Texas Property Code Chapter 51)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A deed of trust secures a promissory note with Texas real estate, for example a private, family, or seller-financed loan. The borrower signs it, and it is recorded.

1. **Return address (Page 1)**
   Enter where the county clerk should mail the recorded original.
2. **Parties, property, and loan (Pages 1–2)**
   Name the grantor (borrower), a trustee, and the lender, and describe the property and note.
3. **Sign before a notary (Page 3)**
   Each borrower signs. Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the county clerk of the county where the property is located.
- When the loan is paid, the lender signs a Release of Lien. We have a free Texas form.
- Pair it with a signed Promissory Note. Homestead and consumer loans have special Texas rules; talk to an attorney.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

DEED OF TRUST

(Texas Property Code Chapter 51)

After recording, return to (name and address)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

Date

GRANTOR (borrower): name(s) and mailing address

TRUSTEE: name and address

LENDER (beneficiary): name and address

Grantor's initials: _____

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Grantor **conveys the property to Trustee in trust**, with power of sale, to secure payment of the note described below:
the following real property in

County
Texas:

Legal description (attach Exhibit A if more space is needed)

Property address | Appraisal district account no.

Note dated | Original principal amount ($) | Maturity date

1. Grantor will pay the note and all taxes and assessments, keep the property insured for the benefit of Lender, and keep it in good repair.
2. If Grantor defaults, Lender may declare the unpaid balance due and request Trustee to sell the property at a public sale as provided in Texas Property Code Section 51.002.
3. When the note is paid in full, Lender shall release this deed of trust.

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X
Grantor

Printed name

X
Grantor

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF §

This instrument was acknowledged before me on

(date)

by (name or names of grantor(s))

X
Notary Public

Notary's printed name

Notary ID number

My commission expires

(Notary seal)

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